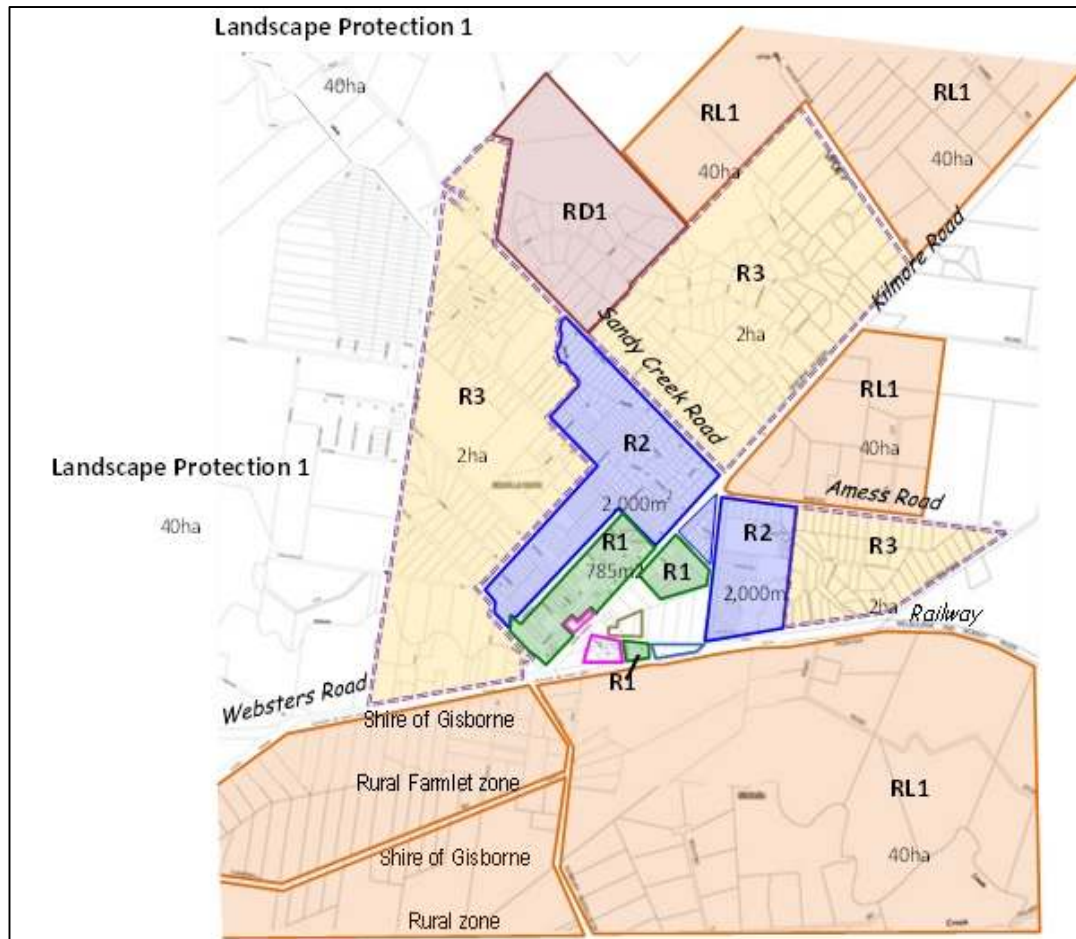








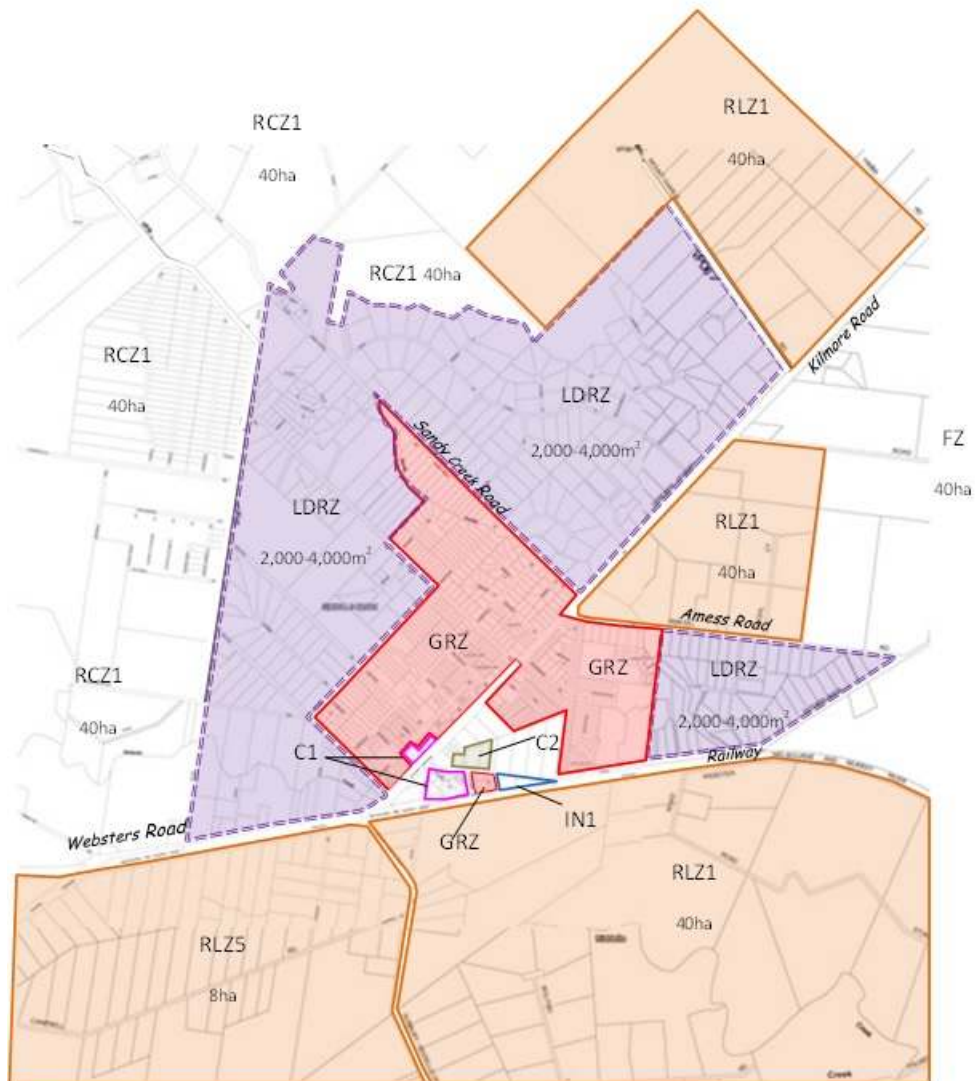








MAP 1 Shire of Romsey Planning Scheme : Riddells Creek



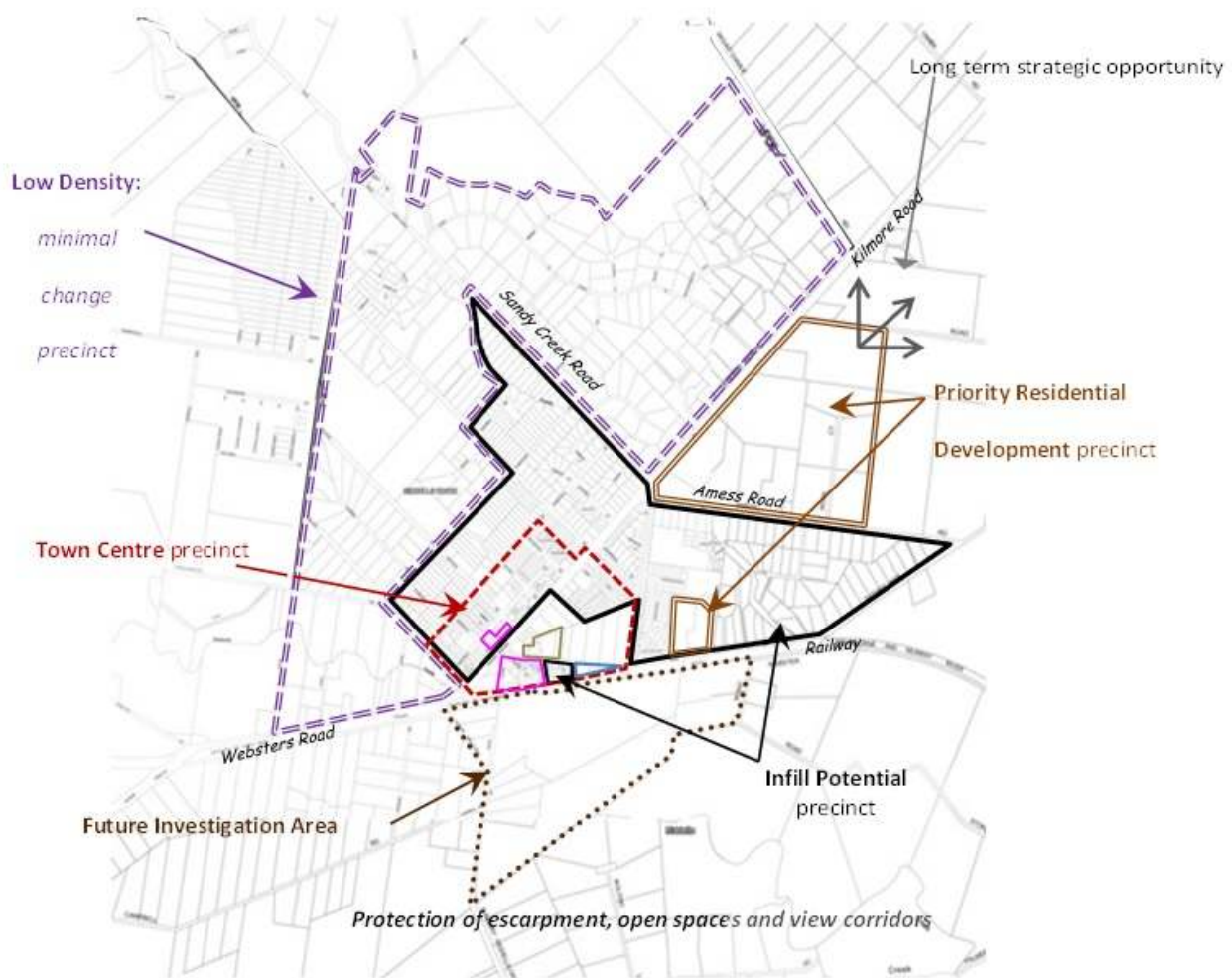
| | | | |
|---|--|---|-------------------------------------|
|  | R1 Township Residential A Zone 785m ² |  | RL1 Rural Living Zone 1 40ha |
|  | R2 Township Residential B Zone 2,000m ² |  | B1 Township Business zone |
|  | R3 Town Fringe zone 2ha |  | B2 Business Park zone |
|  | RD1 Restricted Development |  | IN2 Light Industrial zone |










MAP 2 Riddells Creek : Current Planning Controls



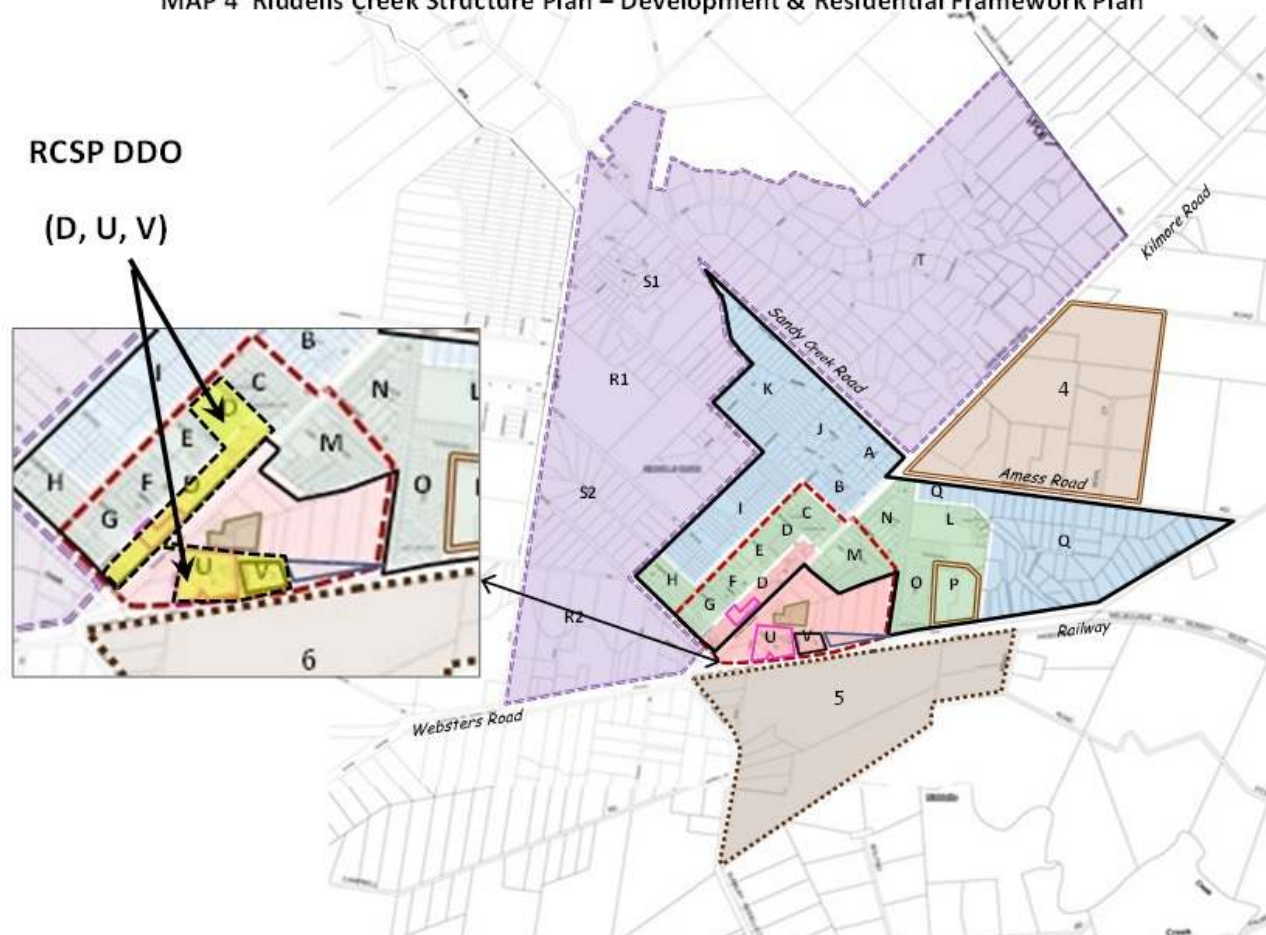
| | | | |
|---|--|---|---|
|  | General Residential Zone |  | Rural Living Zone 1 40ha Rural Living Zone 5 8ha |
|  | Low Density Residential Zone 2,000 – 4,000m ² | | |
|  | Commercial 1 zone |  | Commercial 2 zone |
|  | Industrial 1 zone | | |

MAP 3 Riddells Creek Structure Plan – Development Framework Plan














| | | | |
|---|--|---|--|
|  | Town Centre precinct variety of uses including residential and commercial and a high quality urban environment. Prepare a Town Centre Masterplan. |  | Priority Residential Development precinct future growth – large vacant lots appropriate for more intensive development. Rezoning may occur to provide for increased densities |
|  | Infill Potential precinct limited infill through existing vacant lots and subdivision in accord with existing density controls. |  | Future Investigation Area Long-term 20 – 30 years, to be investigated for long-term growth, subject to constraints analysis including infrastructure provision |
|  | Low Density: Minimal Change precinct minimal change (fire / environmental constraints). Limited low density infill opportunities. |  | Long term strategic opportunity |
|  | Commercial / Business |  | Industrial |
| | |  | Business |

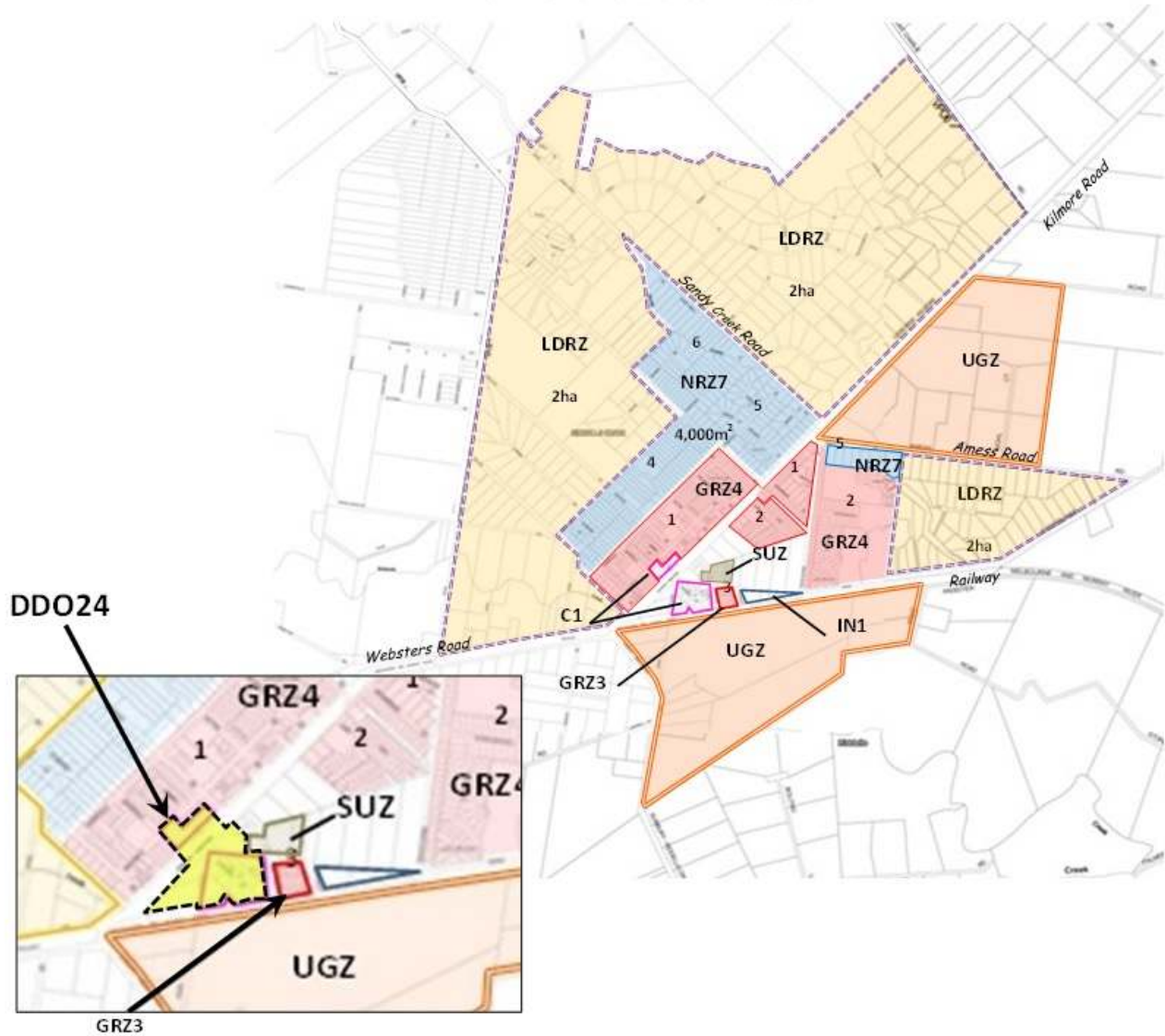
MAP 4 Riddells Creek Structure Plan – Development & Residential Framework Plan










* Residential Neighbourhood Character local policy applies

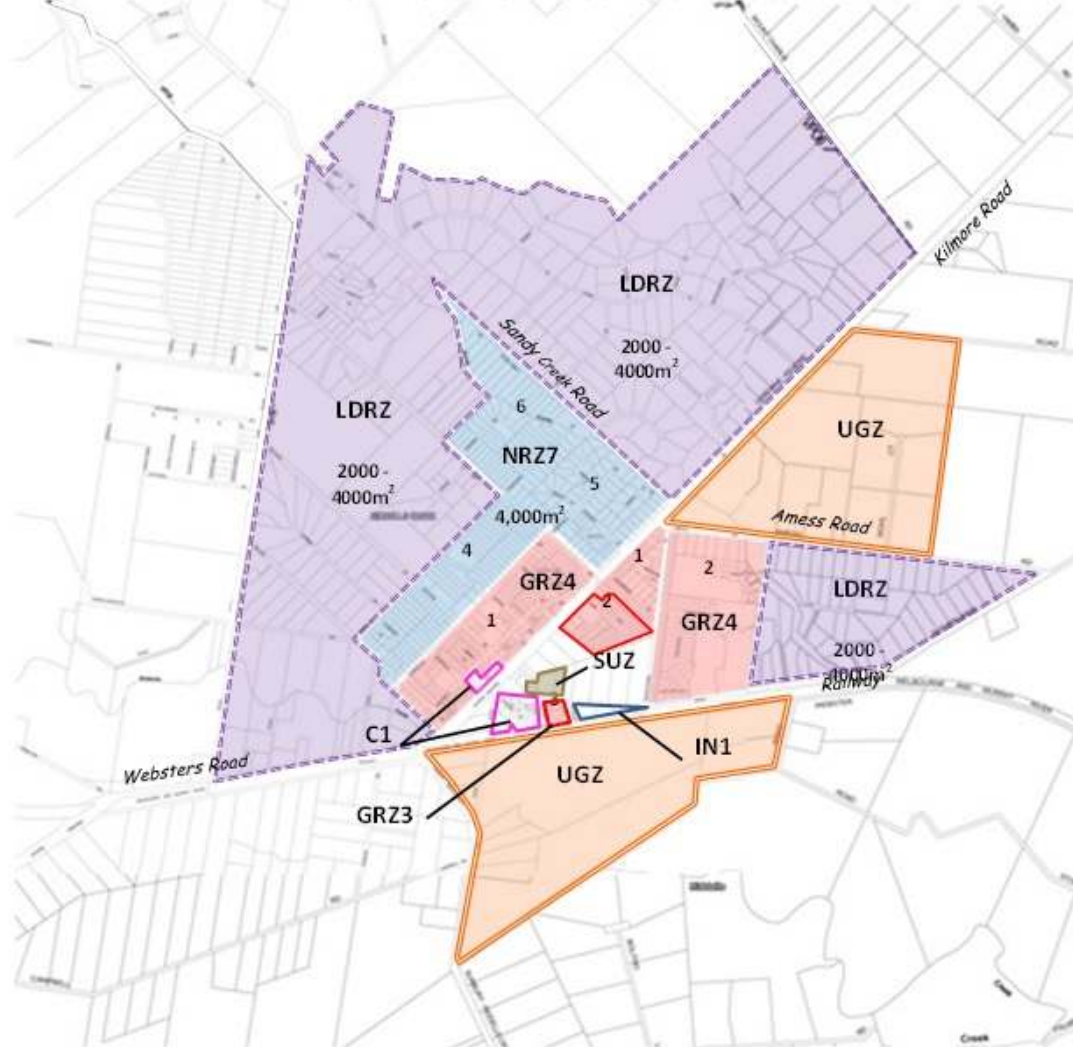
| RCSP Development Framework | | RCSP Residential Framework | |
|---|--|---|---|
|  | Town Centre precinct <i>RCSP Neighbourhood Character precincts:</i> C, D, E, F, G, M, U, V |  | Town Centre Area * Town Centre Residential Area * |
|  | Infill Potential precinct <i>RCSP Neighbourhood Character precincts:</i> A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q |  | Town Centre Area * (Main Road and Station Street Design Guidelines apply) <i>RCSP Neighbourhood Character precincts:</i> Part D (Main Road frontage), U, V: DDO |
| | |  | Town Centre Residential Area * (Town Residential Area Design Guidelines apply) <i>RCSP Neighbourhood Character precincts:</i> C, Part D, E, F, G, H, L, M, N, O, P |
| | | | Limited Infill Area * (Low Density Residential guidelines apply) <i>RCSP Neighbourhood Character precincts:</i> A, B, I, J, K, Q |
|  | Low Density Residential – minimal change <i>RCSP Neighbourhood Character precincts:</i> R1, R2, S1, S2, T |  | Low Density Residential <i>RCSP Neighbourhood Character precincts:</i> R1, R2, S1, S2, T |
|  | 4 Priority Residential Development precinct |  | 4 Priority Residential Development precinct |
|  | 5 Future Investigation Area |  | 5 Future Investigation Area |








MAP 5 Amendment C100 Exhibited



| | | | |
|---|---|---|--|
| 1 | C100 Garden Setting character precinct | 4 | C100 Rural Bushland A character precinct |
| 2 | C100 Modern Residential character precinct | 5 | C100 Rural Bushland B character precinct |
| 3 | C100 Town Centre Residential character precinct | 6 | C100 Rural Bushland C character precinct |
|  | General Residential Zone 3 & 4 |  | Urban Growth Zone |
|  | Neighbourhood Residential Zone 7 |  | Low Density Residential Zone |
|  | Commercial 1 zone |  | Commercial 2 zone |
|  | Industrial 1 zone | | |

MAP 6 Amendment C100 Post-Exhibition



| | | | |
|---|---|---|--|
| 1 | C100 Garden Setting character precinct | 4 | C100 Rural Bushland A character precinct |
| 2 | C100 Modern Residential character precinct | 5 | C100 Rural Bushland B character precinct |
| 3 | C100 Town Centre Residential character precinct | 6 | C100 Rural Bushland C character precinct |
|  | General Residential Zone 3 & 4 |  | Urban Growth Zone |
|  | Neighbourhood Residential Zone 7 |  | Low Density Residential Zone 2,000 – 4,000m ² |
|  | Commercial 1 zone |  | Commercial 2 zone |
|  | Industrial 1 zone | | |